



"Working Together for a Better Dalby"

MINUTES OF ORDINARY MEETING OF COUNCIL

Held at Dalby Town Council Chambers

ON Tuesday 24 April 2007

Commencing at 4.00 p.m.

MINUTES OF ORDINARY MEETING OF COUNCIL

Tuesday 24 April 2007

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DECLARATION OF MEETING OPENING

The Chairperson declared the meeting open at 4.00 p.m.

PRESENT

Mayor Cr W. Geisel (Chairperson)

Councillors Cr J.M. Hart
Cr R.G. Latemore
Cr C.P. Milford
Cr G.M. Nearhos
Cr B.T. O'Shea
Cr D.S. Smiles
Cr R.A. Thornton
Cr C.T. Tillman

Officers S.M. Hegedus, CHIEF EXECUTIVE OFFICER
M. P. Sullivan, DIRECTOR ENGINEERING SERVICES
B. Patterson, DIRECTOR COMMUNITY SERVICES
M. Wilson, PLANNING MANAGER
R. Hamilton, SOCIAL CULTURAL & SPORTING OFFICER
C.M. Harding, CEO's PERSONAL ASSISTANT

Observers Nil

Delegation Nil

APOLOGIES

An apology for non-attendance was received from Mrs Trish Bennett, DFIS

ORD/1 CONDOLENCES

**ORD/1.1 COUNCIL'S CONDOLENCES EXTENDED TO FAMILY PETER
MIDDLESTADT**

File No 1/1/1

Summary/Purpose

The Mayor Cr Warwick Geisel requested Council's condolences be extended to the family of the late Peter Middlestadt, long serving employee of Dalby Town Council, whose funeral service was held on Tuesday 24th April 2007.

Cr C T Tillman joined the Meeting at 4.05 p.m.

ORD/2 CONGRATULATIONS

**ORD/2.1 LETTER OF CONGRATULATIONS DALBY SHOW SOCIETY
COMMITTEE SUCCESSFUL SHOW 2007**

File No 5/1/35

Summary/Purpose

Cr J M Hart suggested Council forward a letter of congratulations to the Dalby Show Society on a very successful 2007 Dalby Show, commenting on the increase in attendance figures, high standard of ring events and parades.

General discussion was held on the appropriateness of the Dalby Show Holiday and whether it was necessary. This is a gazetted holiday and it was agreed to discuss the matter further when applying for the holiday towards the end of the year.

ORD/3 CONFIRMATION OF MINUTES OF PREVIOUS ORDINARY MEETING

ORD/3.1 ADOPT MINUTES PREVIOUS ORDINARY MEETING TUESDAY 17TH APRIL 2007

To His Worship the Mayor and Councillors

File No 1/2/10

Date 17th April 2007

Responsible Officer Cr W. Geisel, MAYOR

Signed: _____

Summary/Purpose

Minutes of the Ordinary Meeting of Council held on Tuesday, 17th April 2007.

Officer's Recommendation

That the minutes of the last Ordinary Meeting held on Tuesday, 17th April 2007 copies of which have been printed and circulated to Members, be taken as read and confirmed.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes of the last Ordinary Meeting held on Tuesday, 17th April 2007 copies of which have been printed and circulated to Members, be taken as read and confirmed.

CARRIED

**ORD/4 BUSINESS ARISING OUT OF THE MINUTES OF PREVIOUS
ORDINARY MEETING**

**ORD/4.1 ENGINEERING SERVICES SPECIAL REPORT RE: REQUEST FOR B
DOUBLE ROAD TRAIN ROUTE**

File No 1/2/2 & 12/1/16,

Summary/Purpose

Cr R A Thornton advised of discussions between himself and Mr John Hegarty, Principal of St Mary's College in relation to the B Double Road Train Route on Nicholson and Cooper Streets, suggesting that Mr Hegarty be involved in any future consultation in relation to this matter.

Mr S M Hegedus, CEO reiterated that Council had already resolved to write to Queensland Transport seeking consideration of a change to a classification of Nicholson and Cooper Street and that no further consultation would be undertaken.

It was agreed to forward a copy of Council's letter being sent to Queensland Transport to Mr Hegarty and to consult with Mr Hegarty in relation to the proposed Aquatic Centre Plans for the PCYC.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.1

COMMUNITY SERVICES MONTHLY REPORT RE: SOCIAL, CULTURAL AND SPORTING DEVELOPMENT MARCH 2007

To

S M Hegedus, CHIEF EXECUTIVE OFFICER

File No

1/2/13

Date

18 April 2007

Prepared by

R. Hamilton, SOCIAL CULTURAL AND SPORTING OFFICER

Responsible Officer

B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed:

Summary/Purpose

This report details Social, Cultural and Sporting Development activities for the month of March 2007.

Officer's Recommendation

That this report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

Councillors extended congratulations to the Committee on the recent Photographic competition, expressing the talent of local photographers on display was excellent, and that the exhibition and presentation of awards at the Dalby Show was a first-rate addition to the show and that it built a sense of community spirit.

Mr Matthew Wilson, Planning Manager joined the meeting at 4.30 p.m. and Ms Rose Hamilton, SCSO retired from the Meeting.

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1 REPORTS

ORD.CW/1.2 REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING TUESDAY 17TH APRIL 2007

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/16, 5/1/35 & P1046,

Date 18th April 2007

Prepared by A. Shepherd, CUSTOMER SERVICE OFFICER - CORPORATE SERVICES

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

A copy of the minutes of the Showgrounds Management Advisory Committee Meeting held on Tuesday 17th April 2007.

Officer's Recommendation

That the minutes be received and the recommendations contained therein be adopted.

Link to Corporate Plan

KRA1 Community Wellbeing – Objective 1.1 Community Amenities and Lifestyle – Strategy 1.1.4 Develop and implement a Master Plan for the redevelopment of the Showgrounds.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and the recommendations contained therein be adopted.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/1

REPORTS

ORD.CW/1.2

REPORT SHOWGROUNDS MANAGEMENT ADVISORY COMMITTEE MEETING TUESDAY 17TH APRIL 2007 ...(Cont'd)

Cr Milford presented a brief update on his recent meeting with the Hon. Bruce Scott, Member for Maranoa, advising that Council needs to lodge an additional application for a variation of contract, in order to obtain more funding through the Regional Partnerships Program to assist in completing the Covered Arena Project.

Mr Blaine Patterson, DCS advised that Council Officers had commenced putting together a justification for the application and will liaise with SIQACC.

Cr G M Nearhos joined the Meeting at 4.33 p.m.

COUNCIL RESOLUTION

That the cost of installing a new bore to be located at the Showgrounds be considered during the 2007/08 budget deliberations.

CARRIED

KRA 1 - COMMUNITY WELLBEING

ORD.CW/2

INWARDS CORRESPONDENCE

ORD.CW/2.1

DALBY POLICE COMMUNITY CONSULTATIVE COMMITTEE MINUTES OF MEETING HELD 13TH FEBRUARY 2007

To

His Worship the Mayor and Councillors

File No

5/1/52, Doc. No. 450080

Date

18th April 2007

Responsible Officer

B. Patterson, A/CHIEF EXECUTIVE OFFICER

Signed:

Summary/Purpose

A copy of the minutes of the Dalby Police Community Consultative Committee held on Thursday 13th February 2007.

Officer's Recommendation

That the minutes be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That the minutes be received and noted.

CARRIED

ORD.CW/3

GENERAL BUSINESS

Nil.

KRA 2 - OUR ORGANISATION

ORD.ORG/1 REPORTS

Nil.

ORD.ORG/2 INWARDS CORRESPONDENCE

Nil.

ORD.ORG/3 GENERAL BUSINESS

ORD.ORG/3.1 PROPOSED MEETING DATES MAY 2007

To His Worship the Mayor and Councillors

File No 1/1/1

Date 17th April 2007

Responsible Officer B F Patterson, A/CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

That the proposed list of meeting dates for May 2007 be received.

KRA 3 - BUILT ENVIRONMENT

ORD.BE/1 **REPORTS**

ORD.BE/1.1 **ENGINEERING SERVICES SPECIAL REPORT RE: LOCAL ROADS REGIONAL SIGNIFICANCE FIVE YEAR WORKS PROGRAM**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 12/1/18 & 12/1/1

Date 18 April 2007

Prepared by W. Berting, DESIGN AND ASSETS MANAGER

Responsible Officer Graeme Preston, SPECIAL PROJECTS ENGINEER

Signed: _____

Previous Consideration

This item was previously discussed at an Ordinary Meeting of Council held on Tuesday 17th April 2007 where it was resolved that the report be deferred for discussion to the Ordinary Meeting of Council scheduled for Tuesday 24th April 2007 with an improved attachment to be provided.

Summary/Purpose

The purpose of this report is to advise Council of the proposed 5 year works program on the Local Roads of Regional Significance network.

Officer's Recommendation

That the report be received and that Council delegate authority to the CEO and Mayor to sign-off on the 5 year RRG Works Program.

Cr B T O'Shea advised of discussions held between himself and the Minister for Transport and Main Roads in relation to \$10M funding extracted for the repair of bridges, and raised the question on whether Patrick Street bridge could be considered.

Mr S M Hegedus, CEO stated he believed that Patrick Street could not be considered as a road of significance.

COUNCIL RESOLUTION

MOVED and SECONDED

That the report be received and that Council delegate authority to the CEO and Mayor to sign-off on the 5 year RRG Works Program.

CARRIED

KRA 3 - BUILT ENVIRONMENT

ORD.BE/2 INWARDS CORRESPONDENCE

Nil.

ORD.BE/3 GENERAL BUSINESS

Nil.

KRA 4 - UTILITY SERVICES

ORD.UTS/1 REPORTS

Nil.

ORD.UTS/2 INWARDS CORRESPONDENCE

Nil.

ORD.UTS/3 GENERAL BUSINESS

ORD.UTS/3.1 REPORTED LEAK RISING MAIN KIM BREMNER PROPERTY WILDS ROAD

File No 9/1/4

Summary/Purpose

Cr D S Smiles reported a complaint received from Mr Kim Bremner in relation to a large water leak located on his property, coming from a rising main between the Water Treatment Plant and his property. Mr Bremner had reported this leak several months ago without any positive action being taken.

Mr M Sullivan, DES advised that a complaint had been received, the problem identified and that the action was for the officers to purchase an air valve. The leak was considered relatively minor, however Council has been monitoring the problem and will check the problem again. The air valve is on order.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1 (D122-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: MATERIAL CHANGE OF USE TO ESTABLISH A SHOP, CAFÉ/RESTAURANT AND OFFICES AT 11 DRAYTON STREET

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P883, Doc. No. 122-06/07

Date 18 April 2007

Prepared by M.D. Wilson, PLANNING MANAGER

Responsible Officer BF Patterson, DIRECTOR OF COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D122-06/07
Applicant:	Aland Financial Services Pty Ltd
Owner:	Aland Financial Services Pty Ltd
Site Address:	11 Drayton Street, Dalby (see Attachment 1)
Real Property Description:	Lot 5 on RP2096, Parish of Dalby
PDLU Designation:	Comprehensive Development Precinct 2
Zoning:	High Constraint
Proposal:	Material Change of Use to establish a Shop (Class 6(A), Café/Restaurant (Class 6(B) and Offices (Class 5)
Area of Land:	911m ²
Submissions:	Nil

The development application is for the establishment of a combination of a shop, café/restaurant and office uses. Council previously approved the development of 13 Drayton Street, immediately adjoining the land, for the purposes of office space. The layout of the proposed development is included at Attachment 2 and shows the development of the adjoining land.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D122-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
MATERIAL CHANGE OF USE TO ESTABLISH A SHOP,
CAFÉ/RESTAURANT AND OFFICES AT 11 DRAYTON STREET
...(Cont'd)

Officer's Recommendation

RECOMMENDED that

- A. The applicant be advised that Council considers that the proposed development conflicts with the Strategic Plan, but that there are sufficient grounds to justify the approval despite the conflict. Those planning grounds are:
1. A precedence of allowing office uses in the Comprehensive Development Precinct 2 has been established.
 2. The proposed development is in close proximity to similar uses.
 3. The proposed development is not in conflict with the Draft Dalby Town Planning Scheme 2006 which provides for office space and retail space on the subject land as code assessable development.
 4. The existing uses located on Drayton Street and included in the Comprehensive Development Precinct 2 Designation are represented by a wide range of uses and the proposed use is not in conflict with those uses.
 5. The proposed development generally meets the other provisions contained in the Planning Scheme.
 6. The proposed development does not create additional or unexpected impacts upon amenity in the locality, taking into account the intended use of the land expressed in the Planning Policy.

It should be noted that on their own, each of these grounds may not be sufficient to justify the approval of the development application, and that the proposal has been assessed on the particular circumstances that apply. Further, the planning grounds cannot be taken to be an expression of Council's policy with regard to the development of office space or retail space in the Comprehensive Development Precinct 2 Designation, but relate only to the assessment of this development application.

- B. The applicant be advised that the application for a Development Permit for a Material Change of Use - "Shop, Café/Restaurant, Office (Classes 6(A), 6(B) and 5 respectively)" on land described as Lot 5 on Plan Number RP2096 in the Parish of Dalby, situated at 11 Drayton Street, Dalby, is approved, subject to the following:-

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D122-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
MATERIAL CHANGE OF USE TO ESTABLISH A SHOP,
CAFÉ/RESTAURANT AND OFFICES AT 11 DRAYTON STREET
...(Cont'd)**

Planning

1. Compliance with the facts and circumstances set out in the application and generally in accordance with the approved plans (except where varied by conditions of approval).
2. The use of the premises for the purpose of Commercial Development – Class 5, Class 6(A) and Class 6(B) shall at all times accord with Section 1.4.3 of the Transitional Planning Scheme.
3. A solid screen fence a minimum of 1.8 metres in height shall be provided along the northern boundary of the subject land.
4. A Landscaping Plan including a full planting schedule, prepared by a suitably qualified person, shall be submitted for Council's consideration and approval with the Development Application for Operational Works. The Landscaping Plan shall be in accordance with Local Planning Policy 3 "Landscaping".
5. Landscaping shall be undertaken in accordance with the approved Landscape Plans.
6. Landscape works and associated landscape infrastructure are to be maintained at all times.
7. Car parking shall be provided at the rate of:
 - (a) 1 parking space per 30m² of gross floor area used for the purpose of a commercial office use;
 - (b) 1 parking space per 40m² of gross floor area used for the purpose of retail uses; and
 - (c) 1 parking space per 15m² of gross floor area used for the purpose of café or restaurant uses.
8. Car parking spaces shall be maintained and kept for the purpose of the parking of customers and employees.
9. Post and rail barriers and vehicle bollards shall be used to control vehicle access and protect landscaping or pedestrian areas where appropriate.
10. Lot 5 on RP2096 shall be amalgamated.
11. Westerly facing windows shall have awnings or external window screening features.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

**(D122-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
MATERIAL CHANGE OF USE TO ESTABLISH A SHOP,
CAFÉ/RESTAURANT AND OFFICES AT 11 DRAYTON STREET
...(Cont'd)**

12. The north-western, north-eastern and south-eastern elevations shall incorporate either:
- (a) a pronounced horizontal etching or horizontal extrusion at the floor level of the first floor; or
 - (b) a variation in materials or finishes between the ground floor and the first floor.

Revised elevations incorporating a suitable building treatment shall be provided for Council's review and endorsement prior to the Building Works Development Approval.

Engineering

13. All internal vehicular manoeuvring areas and entrances/exits to the site shall be constructed and maintained in accordance with Council's Planning Scheme. To this end:
- (a) carparking spaces, entrances to the site and vehicular manoeuvring areas or other surfaces that are traversed by vehicles must be fully sealed surfaces;
 - (b) access points from the road network must be constructed in accordance with Council's Planning Scheme, and be maintained in a safe and functional manner in perpetuity by the operator of the facility; and
 - (c) car parking spaces shall be linemarked and maintained at all times.
14. All vehicles shall enter and leave the site in forward gear and all loading and unloading shall take place on the subject land.
15. Stormwater from roof and sealed areas shall be collected inside the subject land and discharged via suitable underground piping to Council's reticulated stormwater system in Drayton Street.
16. Should any services require relocation within the subject land, this shall be undertaken by the applicant at no cost to Council.
17. Any filling on-site shall not interfere with the natural drainage of adjoining land or cause ponding to affect other land.
18. The premises shall be connected to Council's reticulated water and reticulated sewer systems.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.1 (D122-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
MATERIAL CHANGE OF USE TO ESTABLISH A SHOP,
CAFÉ/RESTAURANT AND OFFICES AT 11 DRAYTON STREET
...(Cont'd)

Environmental Health

19. A refuse container storage area located so that it affords easy, safe access for the cleansing contractor shall be provided. This storage area is to be imperviously sealed, screened, provided with a hose cock and drained and sited in accordance with Council's standards.
20. The operations and construction work associated with this development are to be carried out to the requirements of Council. In particular, no nuisance is to be caused to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety. Adequate safety precautions are to be maintained where work is taking place on existing roads and any damage deemed by the Environmental Health Officer to be attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction.

General

21. All conditions must be satisfied prior to the commencement of the use. All conditions must be complied with at all times thereafter.

The following approved are approved plans:-

Drawing Number	Drawing Title	Author	Date
D358-06 Issue A (Sheet1)	Site Plan	AG Martin Design & Drafting	13.12.2006
D358-06 Issue A (Sheet2)	Lower Level Floor Plan	AG Martin Design & Drafting	13.12.2006
D358-06 Issue A (Sheet3)	Upper Level Floor Plan	AG Martin Design & Drafting	13.12.2006
D358-06 Issue A (Sheet4)	Front Elevation	AG Martin Design & Drafting	13.12.2006

The Department of Main Roads applied the following conditions:-

- (a) See attached Referral Agency Response dated 13 November 2006.

The applicant be advised that:-

- (a) prior to the use and works commencing on-site and prior to the issue of a Development Permit for Building Works, a separate application for a Development Permit for Operational Works will be required to be submitted and approved;

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.1

(D122-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
MATERIAL CHANGE OF USE TO ESTABLISH A SHOP,
CAFÉ/RESTAURANT AND OFFICES AT 11 DRAYTON STREET
...(Cont'd)

- (b) the **relevant period** for the development approval (material change of use) shall be **four (4) years** starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(1) of the IPA, the development approval for material change of use lapses if the first change of use under the approval does not happen within the abovementioned **relevant period**. However, if there are one or more **related approvals** for the development approval for material change of use, the **relevant period** is taken to have started on the day the latest related approval takes effect. (Please refer to Section 3.5.21(7) of the IPA for the meaning of **related approval**).

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 3.5.22 of the IPA and before the development approval lapses under Section 3.5.21 of the IPA;

- (c) The developer should contact Council prior to commencement of the use to request a compliance check.
- (d) Workplace amenities shall be provided in compliance with the Workplace Health and Safety Act and the Workplace Health and Safety Regulations as administered by the Department of Training and Industrial Relations.
- (e) It should be noted that car parking restrictions are likely to limit the composition of uses on the premises.
-

Link to Corporate Plan

Objective 5.3 – Development Management – ensure development occurs in a logical, safe and controlled manner in accordance with our Town Planning Scheme and Codes.

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.2 **(D208-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: MATERIAL CHANGE OF USE TO ESTABLISH A HEALTH CLINIC AT THE CORNER OF JIMBOUR AND BUNYA STREETS – GOONDIR ATSI HEALTH SERVICE**

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No P1452.9, Doc. No. 208-06/07

Date 18 April 2007

Prepared by M.D. Wilson, PLANNING MANAGER

Responsible Officer BF Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

DEVELOPMENT APPLICATION

Application No:	D208-06/07
Applicant:	Goondir Atsi Health Service
Owner:	The Corporation of the Roman Catholic Diocese of Toowoomba
Site Address:	Corner of Jimbour and Bunya Streets, Dalby (see Attachment 1)
Real Property Description:	Lot 1 on SP193330, Parish of Dalby
PDLU Designation:	Residential
Zoning:	High Constraint
Proposal:	Material Change of Use to establish a Health Centre
Area of Land:	3,001m ²
Submissions:	Nil

The development application is for the establishment of a Health Clinic situated on the abovementioned property.

Officer's Recommendation

RECOMMENDED that the applicant be advised that the application for a Development Permit for a Material Change of Use - "Health Clinic –Class 9(A)" on land described as Lot 1 on SP193330, situated at the corner of Jimbour and Bunya Streets, Dalby, is approved, subject to:-

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D208-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: MATERIAL CHANGE OF USE TO ESTABLISH A HEALTH CLINIC AT THE CORNER OF JIMBOUR AND BUNYA STREETS – GOONDIR ATSI HEALTH SERVICE ...(Cont'd)

A. The following conditions:-

Planning and Urban Design

1. Compliance with the facts and circumstances set out in the application and all Council By-laws being adhered to and generally in accordance with the approved plans (except where varied by conditions of this approval).
2. The use of the premises for the purpose of Community Infrastructure Development - Class 9(A) shall at all times accord with Section 1.4.3 of the Transitional Planning Scheme.
3. A solid screen fence a minimum of 1.8 metres in height shall be provided along the western and southern boundaries of the subject land.
4. Landscaping shall be undertaken in accordance with the approved Landscape Plan.
5. Landscape works and associated landscape infrastructure are to be maintained at all times.
6. A minimum of 17 off-street car parking spaces shall be provided in accordance with the Australian Standard for off-street car parking. An Ambulance parking area shall also be provided.
7. The site shall be cleared of any remnant rubbish, rocks, rubble, weeds and other deleterious matter that may physically limit the efficient preparation and planting of the site and overall appearance of the site.
8. The proposed building shall be no more than 8.5 metres in height above natural ground level.

Engineering

9. A contribution of \$350 shall be paid to Council for linemarking the existing informal car parking area on the eastern side of Jimbour Street opposite the subject land.
10. All internal vehicular manoeuvring areas and entrances/exits to the site shall be constructed and maintained in accordance with Council's Planning Scheme. To this end:
 - (a) car parking spaces, entrances to the site and vehicular manoeuvring areas or other surfaces that are traversed by vehicles must be fully sealed surfaces;

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D208-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: MATERIAL CHANGE OF USE TO ESTABLISH A HEALTH CLINIC AT THE CORNER OF JIMBOUR AND BUNYA STREETS – GOONDIR ATSI HEALTH SERVICE ...(Cont'd)

- (b) access points from the road network must be constructed in accordance with Council's Planning Scheme, and be maintained in a safe and functional manner in perpetuity by the operator of the facility; and
 - (c) car parking spaces shall be linemarked and maintained at all times.
11. All vehicles shall enter and leave the site in forward gear and all loading and unloading shall take place on the subject land.
 12. Stormwater from roof and sealed areas shall be collected inside the subject land and discharged via suitable underground piping to Council's reticulated stormwater system in Bunya Street.
 13. Should any services require relocation within the subject land, this shall be undertaken by the applicant at no cost to Council.
 14. Any filling onsite shall not interfere with the natural drainage of adjoining land or cause ponding to affect other land.
 15. The premises shall be connected to Council's reticulated water and reticulated sewer systems.

Environmental Health

16. A refuse container storage area located so that it affords easy, safe access for the cleansing contractor shall be provided. This storage area is to be imperviously sealed, screened, provided with a hose cock and drained and sited in accordance with Council's standards.
17. The operations and construction work associated with this development are to be carried out to the requirements of Council. In particular, no nuisance is to be caused to adjoining residents by the way of smoke, dust, stormwater discharge or siltation of drains, at any time, including non-working hours. Where material is spilled or carried onto existing roads, it is to be removed forthwith so as to restrict dust nuisance and ensure traffic safety. Adequate safety precautions are to be maintained where work is taking place on existing roads and any damage deemed by the Environmental Health Officer to be attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction.

General

18. Prior to the commencement of the use, all conditions of this approval must be fully complied satisfied. The use of the subject land must comply with all conditions of this permit while the permit remains an effective Development Permit.

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D208-06/07) COMMUNITY SERVICES SPECIAL REPORT RE: MATERIAL CHANGE OF USE TO ESTABLISH A HEALTH CLINIC AT THE CORNER OF JIMBOUR AND BUNYA STREETS – GOONDIR ATSI HEALTH SERVICE ...(Cont'd)

B. The following approved plans:-

Drawing Number	Drawing Title	Author	Date
SD.01(C)	Ground Floor Plan	sparc*	06.02.2007
SD.02(C)	First Floor Plan	sparc*	06.02.2007
SD.03(B)	Roof Plan	sparc*	06.02.2007
SD.04(B)	Elevations	sparc*	06.02.2007
SD.05(B)	Elevations	sparc*	06.02.2007
SD.06(B)	Perspective	sparc*	06.02.2007
SD.07(B)	Perspectives	sparc*	06.02.2007
	Development Application Landscape Plan	Woods Bagot	07.02.2007

C. The following advice:-

- (a) prior to the use and works commencing on-site and prior to the issue of a Development Permit for Building Works, a separate application for a Development Permit for Operational Works will be required to be submitted and approved;
- (b) the **relevant period** for the development approval (material change of use) shall be **four (4) years** starting the day the approval is granted or takes effect. In accordance with Section 3.5.21(1) of the IPA, the development approval for a material change of use lapses if the first change of use under the approval does not happen within the abovementioned **relevant period**. However, if there is one or more **related approvals** for the development approval for a material change of use, the **relevant period** is taken to have started on the day the latest related approval takes effect. (Please refer to Section 3.5.21(7) of the IPA for the meaning of **related approval**).

An applicant may request Council to extend the **relevant period** provided that such request is made in accordance with Section 3.5.22 of the IPA and before the development approval lapses under Section 3.5.21 of the IPA;

- (c) The developer should contact Council prior to commencement of the use to request a compliance check.
-

COUNCIL RESOLUTION

MOVED

That a contribution of \$66,000 shall be paid to Council in lieu of car parking.

The MOTION lapsed for the want of a seconder

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1

REPORTS

ORD.PAL/1.2

(D208-06/07) COMMUNITY SERVICES SPECIAL REPORT RE:
MATERIAL CHANGE OF USE TO ESTABLISH A HEALTH CLINIC AT
THE CORNER OF JIMBOUR AND BUNYA STREETS – GOONDIR ATSI
HEALTH SERVICE ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That this Report be received and the recommendations contained therein be adopted with the amendment of Condition 9 to read as follows:-

- (9) A contribution of \$28,000 shall be paid to Council in lieu of car parking.

CARRIED

KRA 5 - PLANNING AND LIVEABILITY

ORD.PAL/1 REPORTS

ORD.PAL/1.3 COMMUNITY SERVICES MONTHLY REPORT RE: HEALTH AND ENVIRONMENT - MARCH 2007

To S M Hegedus, CHIEF EXECUTIVE OFFICER

File No 1/2/4

Date 16 April 2007

Prepared by

Responsible Officer B. Patterson, DIRECTOR COMMUNITY SERVICES

Signed: _____

Summary/Purpose

To present the report on the activities of Council's Health and Environment Program for March 2007.

Officer's Recommendation

That this report be received and noted.

COUNCIL RESOLUTION

MOVED and SECONDED

That this report be received and noted.

CARRIED

Concerns were raised at the amount of rubbish being dumped on the property behind the refuse facility. It was agreed that Council approach Waminda to get their representatives to pick up the rubbish on the Chapman property behind the refuse facility.

ORD.PAL/2 INWARDS CORRESPONDENCE

Nil.

ORD.PAL/3 GENERAL BUSINESS

Nil.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/1

REPORTS

ORD.ECP/1.1

COMMUNITY SERVICES SPECIAL REPORT - ADVENTURE WAY PROMOTIONS GROUP

To His Worship the Mayor and Councillors

File No 6/1/19, Doc. No. 441842

Date 18 April 2007

Responsible Officer B Patterson, A/CHIEF EXECUTIVE OFFICER

Signed: _____

Summary/Purpose

To provide Council with a copy of the Memorandum of Understanding to formalise the Adventure Way Promotions Group and the involvement of the principle parties.

Officer's Recommendation

That the Memorandum of Understanding be received and noted and Council approve the signing of the document.

COUNCIL RESOLUTION

MOVED and SECONDED

That the Memorandum of Understanding be received and noted and that Council defer any decision until after the 2008 elections and that a suitable reply be forwarded advising Council's decision.

CARRIED

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/2 INWARDS CORRESPONDENCE

Nil.

ORD.ECP/3 GENERAL BUSINESS

ORD.ECP/3.1 PLANS ARTWORK VISITOR INFORMATION CENTRE

File No 1/13/11

Summary/Purpose

Mr Blaine Patterson, DCS tabled a design plan for the proposed artwork to be placed on the external walls of the Visitor Information Centre located in Thomas Jack Park.

The sections will depict the following themes to include Dalby and surrounds and will be in the form of jig saw pieces:-

- Kids theme
- Industry - farming, business, energy and mining
- Local attractions - festivals and events; and
- Historical and heritage including Jimbour House.

ORD.ECP/3.2 DRAFT MEDIA RELEASE PLANS CONTINUE AQUATIC CENTRE AT PCYC

File No 16/2/1

Summary/Purpose

Following on from Council's Meeting of Tuesday 17th April, 2007, where it was agreed that as the Aquatic Centre progresses, regular media releases on the Aquatic Centre need to be issued to heighten community awareness, Mr Blaine Patterson, DCS tabled a new media release confirming Council has begun preparations to submit a major facilities grant application to develop a joint sports and aquatic centre facility at the PCYC.

Feedback was sought from the Councillors and Cr Carolyn Tillman suggested that Council make contact with the PCYC club to update them on the project.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3 GENERAL BUSINESS

**ORD.ECP/3.3 TOWN PLANNING COUNCILLORS TRAINING PROGRAM 14TH AND
15TH MAY TOOWOOMBA**

File No 1/15/15

Summary/Purpose

Mr S M Hegedus, CEO sought expressions of interest from Councillors in attending the Town Planning Course to be held in Toowoomba on the 14th and 15th May 2007.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3

GENERAL BUSINESS

ORD.ECP/3.4

**CHIEF EXECUTIVE OFFICER UPDATED COUNCIL LOCAL
GOVERNMENT REFORM**

File No

5/3/3

Summary/Purpose

Mr S M Hegedus, CEO updated Council on the recently announced Local Government Reforms:-

- Mayor and CEO attended meeting in Brisbane on the 20th April 2007 at which the Minister discussed proposed reforms
- CEO tabled a copy of the Terms of Reference for the Reform Commission in performing its functions
 - Reform Commission must consider the grouping of like communities of interest to maintain the social fabric and character of communities and areas of the State
 - Consider review areas established under SSS review processes and
 - Boundaries of areas covered by the regions for which regional planning advisory committees have been established under the Integrated Planning Act 1997
 - Reform Commission's recommendations must be directed at consolidating regional natural resource management areas including water catchment areas and environmental areas and create local governments with improved financial sustainability
 - Reform Commission must identify options for community representation that reflect the diversity of the State's regions and that promote representation of discrete communities
- Reform Timeline:-
 - August 2007 - Local Government Reform Commission will announce recommendations to the Minister on names, classes and new boundaries for local government areas
 - September 2007 - Parliament resolves new local government areas
 - October 2007 - Local Government Reform Commission will provide second report on electoral arrangements - numbers of Councillors and configuration of Councils
 - October 2007 - February 2008 - Local Transition Committees (representation made up of Councillors, management, community and union representatives) established to guide reforms, appoint interim CEOs to manage change process and report to the Minister on progress of reforms
 - Council will remain in place until March 2008
 - Legislation may be put in place placing restrictions on Councils proposed budgets
 - Targeting Council with population of under 5000
 - Legislation on staff issues being formed
 - Minister has sent a letter to all local government staff on the new local government reform
 - Held preliminary discussions with Wambo Shire Council - new process being a good outcome, cemented relationship - need to work together to get best result for both communities - have organised a meeting with Wambo Shire Council to discuss best regional boundaries, new name and the idea of submitting a joint submission to the Minister.
 - Cr G M Nearhos also proposed that with the local government reforms it would be an ideal opportunity for Council to open discussions again with Santos in relation to the gas supply agreement. Mr S M Hegedus, CEO advised that he had clarified with Local

Government Association of Queensland that all contracts will carry over to the new identity.

KRA 6 - ECONOMIC PROSPERITY

ORD.ECP/3 GENERAL BUSINESS

ORD.ECP/3.4 CHIEF EXECUTIVE OFFICER UPDATED COUNCIL LOCAL
GOVERNMENT REFORM ...(Cont'd)

COUNCIL RESOLUTION

MOVED and SECONDED

That Council progress and facilitate a joint submission with Wambo Shire Council on the new local government reforms.

CARRIED

Mrs Trish Bennett, DFIS joined the Meeting at 5.55 p.m.

MEETING CLOSURE

The Meeting concluded at 6.10 p.m.

I hereby certify that the foregoing is a true record of the Minutes of the Proceedings of the Ordinary Meeting held this twenty-fourth day of April 2007.

Submitted to the Ordinary Meeting of Council held this fifteenth day of May 2007.

Signed: _____
Cr Geisel
MAYOR OF DALBY

26th April 2007

APPENDIX / ATTACHMENTS
